

PETITION FOR ZONING VARIANCE 85-120-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1502.3.b(2)(B) to permit a sideyard setback of 5 feet, instead of the required 10 feet and a sum of both sideyards of 20 feet instead of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

as attached-Attachment 1.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Patricia and Dean Kone
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner: Howard Klein
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.: 821-6800

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of September, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of November, 1984, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE
PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: October 16, 1984
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 85-105-A, 85-106-SpH, 85-107-A, 85-108-X, 85-109-A, 85-110-A, 85-111-A, 85-112-A, 85-113-A, 85-114-A, 85-115-A, 85-116-A, 85-117-A, 85-118-A, 85-119-A, 85-120-A, and 85-121-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JCH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

080
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Howard Klein, Esquire
101 Washington Avenue
Towson, Maryland 21204

RE: Case No. 85-120-A (Item No. 60)
Petitioner - Dean Kone, et ux
Variance Petition

Dear Mr. Klein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #60 (1984-1985)
Property Owner: Dean Kone, et ux
N/S Northway Rd. 702.26' W/E from center-
line Glyndon Dr.
Acres: 75 x 125
District: 4th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

As no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:PWS

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 9-11-84
Item # 60
Property Owner: Dean Kone, et ux
Location: N/S Northway Rd.
W/E of Glyndon Drive

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) The parking calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on 10-4-84.
- (X) Landscaping should be provided on this site and shown on the plan.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Stephen A. Bolin
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350
STEPHEN E. COLLINS
DIRECTOR

September 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 57, 58, 60, 61, 62, 63, and 64 ZAC- Meeting of September 11, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 57, 58, 60, 61, 62, 63, and 64.

Michael S. Flanagan
Traffic Engineering Assoc. II

MEF/can

Pursuant to the advertisement, posting of property, and public hearing on the Petition and its appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner, (s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

September 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dean Kone, et ux

Location: N/S Northway Rd. 702.26' N/E from c/l Glyndon Dr.

Item No.: 60 Zoning Agenda: Meeting of 9/11/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

September 20, 1984

TED ZACHARY
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 60 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dean Kone, et ux
Location: N/S Northway Road 702.26' N/E from c/l Glyndon Drive
Existing Zoning: D.R. 3-2
Proposed Zoning: Variance to permit a side yard setback of 5' in lieu of the required 10' and a sum of both sideyards of 20' in lieu of the required 25'.

Address: 75 x 125

District: 4th

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 ~~Standard~~ ~~Building~~ ~~Code~~ and other applicable codes.

(X) A building/ & other permit shall be required before beginning construction.

(X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(X) An exterior wall erected within 6'0" for commercial uses or 3'0" for one & two family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 401 and Table 402, also Section 201.

(X) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

(X) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(X) Before this office can comment on the above structure, please have the owner, then the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments _____

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burman, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S of Northway Rd., 702.26' :
NE of the Centerline of Glyndon : OF BALTIMORE COUNTY
Drive (118 Northway Rd.), :
4th District :
DEAN KONE, et ux, Petitioners : Case No. 85-120-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-entitled matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 16th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Howard Klein, Esquire, 401 Washington Ave., Towson, MD 21204, Attorney for Petitioners.

[Signature]

Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

November 28, 1984

Howard Klein, Esquire
401 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variances
N/S of Northway Rd., 702.26' NE of
the center line of Glyndon Dr.
(118 Northway Rd.) - 4th Election
District
Dean Kone, et ux - Petitioners
Case No. 85-120-A (Item No. 60)

Dear Mr. Klein:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

[Signature]
DEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Dorothy Blake
120 Northway Road
Reisterstown, Maryland 21136

People's Counsel

October 4, 1984

Howard Klein, Esquire
401 Washington Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variances
N/S Northway Road, 702.26' NE of the
c/l of Glyndon Drive (118 Northway Road)
Dean Kone, et ux - Petitioners
Case No. 85-120-A

TIME: 10:15 A.M.

DATE: Wednesday, November 7, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 133252

DATE: 11/3/84 ACCOUNT: R01615-ADD

AMOUNT: 35.00

RECEIVED
FOR: *[Signature]* #60
VARIANCE

6 018*****350016 3312F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

85-120-A

107PM

District: 4th Date of Posting: 10/28/84

Posted for: Variance to permit a side yard setback of 5' in lieu of 10' and a sum of both sideyards of 20' in lieu of 25'.

Petitioner: Dean Kone, et ux

Location of property: N/S Northway Rd., 702.26' NE of Glyndon Drive.

118 Northway Rd., 21136

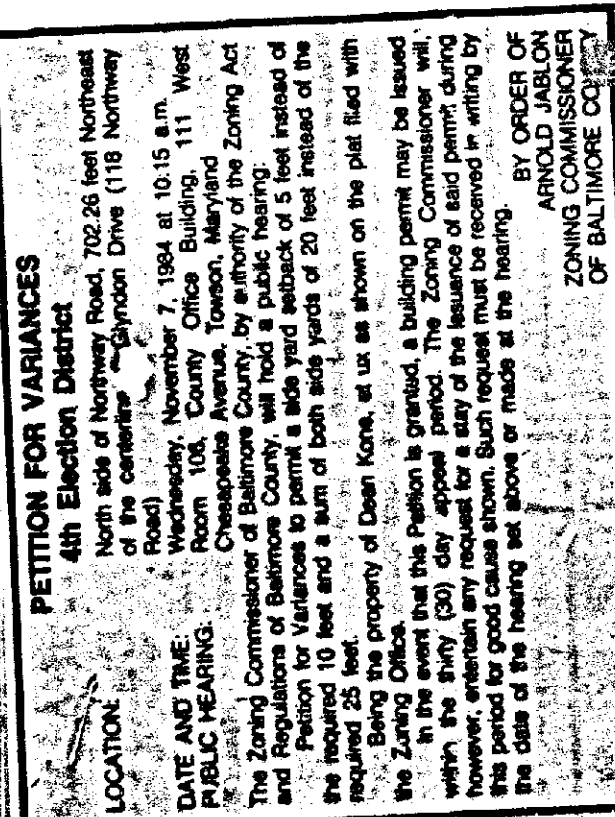
Location of Signs: Signs placed on Northway Rd. at 111 W. Chesapeake Ave.

Approx. 12' from road on N. 111 W. Chesapeake Ave.

Remarks: *[Signature]*

Posted by: *[Signature]* Date of return: 10/28/84

Number of Signs: 1



ARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Oct. 18, 1984

IT IS TO CERTIFY that the annexed Reg. # 163378 P.O. #59199
dated for _____ one (1) _____ week(s)/day(s) previous
18th day of _____ October _____, 1984 _____, in the
Carroll County Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
South Carroll Herald, a weekly newspaper published
in Eldersburg, Carroll County, Maryland.
Community Times, a weekly newspaper published
in Reisterstown, Baltimore County, Maryland.

ARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per *[Signature]*

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 18, 1984

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
October 18, 1984.

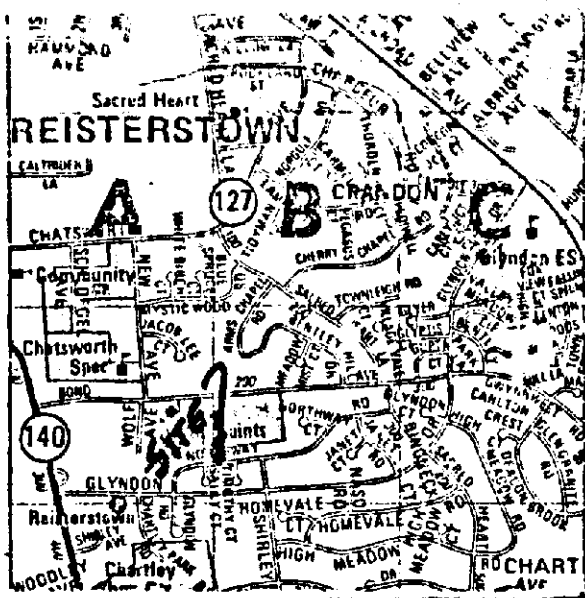
THE JEFFERSONIAN,

[Signature]

Cost of Advertising 20.00

[Signature]
in Oct. 25, 1984
price

MAR 14 1985



Location Plan
1"=2000'

ZONING PLAT

OWNER: Dean B.Kone and
Patricia A.Kone
Title Ref: EHK, JR. 6404
Folio 381 6/14/82
Owners Address: 118 Northway
Road, Reisterstown, Md.
21136
Existing Zoning: DR 3.5

Existing Utilities: Water and
Sewer in Northway Road

16-A/9
21136

MAP:	LD
SECTION:	15-5
DISTRICT:	4
DATE:	9/26
TYPE:	
FILED:	A
BY:	MB
FINAL:	
BY:	MB

EDWIN J. KIRBY AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS

22 NORTH COURT STREET
WESTMINSTER, MARYLAND 21157
(301) 846-2821

Not for property line establishment.

